

AW\MISC-SUB\HARWELL\41753-08 Fri Mar 28 11:51:52 1997 LUIS F

April 2, 1997

Mr. Steven Hanan, P. E. W. F. Castella & Assoc. 1039 W. Hildebrand San Antonio, TX 78201

Re: O'Connor 172

POADP # 553

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed O'Connor 172 Subdivision Preliminary Overall Area Development Plan # 553. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

• Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.

- OVER

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

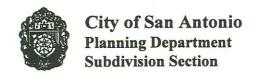
Rebecca Waldman Acting Director of Planning

RW/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer Wayne Harwell, Developer

Both th ±47 aure tract and ± 100 ary truck if developed at 5 units per ail will generale segnificant traffic movement. Your final sever plans must properly address the appropriate traffic Volumes at the time of platting. It is also notest the staff regures Connections between the various entry points by Cire?) in order to desiring The non-residue tafic movement Through the subdrisin in order to world potental Congestion at the Interportein of Kelly Hawk and Cresteray/Ocones Rds.

Andrew J. Pollard, P. F., Acting City Lyaffivelinginger



REQUEST FOR REVIEW

TO: Burt Kubio	Date March 17,9
FROM: Elizabeth	
ITEM NAME: O'CORROR 172	FILE #
RE: POADP.	
Department of Planning, Land Development responses shall be returned as soon as possible to the contract of th	item and forward your recommendation to the at Services Division, Subdivision Section. All ole, but generally no later than the date shown he date of receipt of this request or receipt of all
Please Return By:	. 19
Plat deferral-30 days Plan / legal do	Oc-15 days Other-15 days I do not recommend approval
On, I notified_	, the engineer/
subdivider/agent, of the corrections needed to	
Comments: FLOOD PLAIN REQ EASEMENTS WILL BE R DURING THE PLANTING I	EQUIRED AND ADDRESS
Burtslub I &	En Jech 3-74-97
Signature	Title Date



W.F. CASTELLA & ASSOCIATES, INC. Engineers • Surveyors • Planners

William L. Telford, AICP Planning Manager City of San Antonio P.O. Box 839966 San Antonio, Texas 78283-3966 March 28, 1997

RE: O'CONNOR 172 POADP

Dear Bill:

It is my understanding that City Staff has stated that referenced POADP does not comply with the code requirements for a POADP - specifically Section 35-2075(e) with respect to the circulation system. It is my opinion that the plan - as submitted - does comply. However, in an effort to satisfy staff, I have revised the plan and am resubmitting same. The revised plan shows *more detail* of the traffic circulation system at the entrance into the various subdivisions. The revised plan indicates that the collector street will split into three(3) local Type 'A' streets at the first intersection into the subdivision. The fact that the proposed collector streets shown were not going to provide thru access was clearly stated in the TIA that was submitted to and reviewed by the Traffic Department.

My client is running out of time on some financial arrangements that depend on receiving acceptance of the POADP by the City. If there is any way possible, I would appreciate it if I could get a letter from the City on Monday afternoon, March 31,1997.

Please give me a call if you require additional information.

Kindest regards,

Steven E. Hanan, P.E., R.P.L.S.

Principal

Enclosure

cc: Andy Ballard, P.E.

Wayne Harwell



TRANSMITTAL LETTER

W.F. CASTELLA & ASSOCIATES, INC.

COPY TO: Andy Ballard, P.E., Wayne Harwell

REC. BY: _____

If enclosures are not as noted, kindly notify us as once.

DATE: ____

ENGINEERS • SURVEYORS • PLANNERS Date: March 28, 1997 1039 W. Hildebrand . San Antonio, Texas 78201-4656 FAX (210) 734-5363 (210) 734-5351 Project No.: 41753.08 T/LC: 10/P To: William L. Telford, AICP Re: O'CONNOR 172 POADP City of San Antonio P.O. Box 839966 San Antonio, Texas 78283-3966 WE ARE SENDING YOU ✔ ATTACHED □ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS. □ Tracings □ Specifications □ Prints □ Sepias ☐ Films □ Copy of Letter □ Change Order □ Invoices COPIES DESCRIPTION SETS PER SET Revised POADP 1 1 Letter THESE ARE TRANSMITTED as checked below: ☐ Resubmit _____ copies for approval □ For your approval ☐ Approved as submitted □ Submit _____copies for distribution ✔ For your use ☐ Approved as noted ☐ As requested ☐ Returned for corrections □ Return _____corrected prints □ For review and comment ☐ For payment REMARKS:



TRANSMITTAL LETTER

W.F. CASTELLA & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS 1039 W. Hildebrand • San Antonio, Texas 78201-4656 (210) 734-5351 * FAX 734-5363				Date: 3.31.97			
To: B	11/ Te	Hord		Projec	et No :	T/LC:	
10.	Planning	Dent		Re:	O'Conno	172	
To: Bill Telford Planning Dept			Re: O'Connor 172 FOADP				
WE ARE	SENDING YO	DU 🗸 ATTACHED	□ UNDER SEPARA	TE COVE	R VIA	THE FOLLOWING ITEMS.	
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□ Copy o	f Letter	☐ Change Order	☐ Invoices				
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For your use			1101			copies for distribution	
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☐ For review and comment ☐ For payment / ☐ FOR BID DUE			19		TURNED AFTER LOAN TO US		
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COPY TO):						
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If enclosures	are not as noted, ki	ndly notify us as once.		SIGNE	ED:	1 Jel	

6 TEXAS APA CONFE O'Connor 172 at O'Connor + Kitty Hamk Outside City limits 164 acres for residential 7 acres for commercial 177 acres * not a POADP because collector streets are not shown. site section of U.O.C. Gor POADP. * CC. to ourse Global Challenges, Local Solutions